

ARTICLE 23.00

INDUSTRIAL DISTRICTS

Section 23.01 -- STATEMENT OF PURPOSE

The intent of the Industrial A and Industrial B Districts is to permit the use of land, buildings, and structures for the manufacturing, processing, fabricating, compounding, treatment, packaging and/or assembly of materials or goods, warehousing or bulk storage of goods, and related accessory uses. Related accessory uses may include, by way of example, research, design, and prototype development related to the industrial operations; the storage of goods in connection with or resulting from industrial operations; the sale of goods resulting from such operations; and, any work of administration or accounting in connection with the industrial operations.

The regulations in this Article provide for two industrial districts with the intent that the least intensive industrial operations having limited external off-site impacts should be located in the **Industrial A District**. More intensive industrial operations should be located in the **Industrial B District**, which is intended to be separated and buffered from residential and commercial districts.

Section 23.02 -- PERMITTED USES AND STRUCTURES

A. Table of Permitted Uses

In all areas zoned Industrial A or Industrial B, no building shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the uses listed in the following Table of Permitted Uses.

B. Accessory Uses and Structures

Uses and structures accessory to principal uses and structures in the Industrial A and Industrial B Districts shall be permitted, subject to the provisions in Section 3.03.

C. Permitted Uses with Special Standards

In all areas zoned Industrial A or Industrial B, the uses indicated in the following table as permitted uses with special standards are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

D. Conditional Land Uses

The uses indicated in the following table as conditional land uses may be permitted by the City Council, upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

E. Uses Not Cited by Name

The Director of the Planning and Community Development Department shall have the authority to determine if a use which is not cited by name as a permitted use in the Industrial A or Industrial B zoning district as specified in Section 3.08 of the Ordinance.

Table 23.1: TABLE OF PERMITTED USES

Use	Districts Where Permitted		Comments
	A	B	
P = Principal Permitted Use S = Principal Permitted Use with Site Development Standards, see Article 9.00 C = Conditional Land Use, see Article 28.00 C/S = Conditional Land Use with Special Standards, see Article 9.00 and Article 28.00 A = Accessory use, subject to the provisions in Section 3.03			
A. Manufacturing, processing, fabricating, compounding, treatment, packaging or assembly related to the following:			
Candy	P	P	
Chemicals	P	P	
Concrete mixing plants	P	P	
Cosmetics and toiletries	P	P	
Drugs and pharmaceuticals	P	P	
Dry cleaning and dyeing plants and laundries	P	P	
Electronics	P	P	
Food products	P	P	Does not include stockyards, slaughterhouses, and rendering plants
Metal working machine shops involving the use of grinding or cutting tools	P	P	
Musical instruments or appliances	P	P	
Painting and sandblasting	P	P	
Pottery and figurines	P	P	
Publishing, printing or forming of box, carton and cardboard products	P	P	
Tire vulcanizing and recapping	P	P	
Tool and die shops	P	P	
The manufacturing of products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, felt, fiber, glass, horn, leather, metal (excluding large stampings such as automobile bodies) , paper, plastics, precious or semi-precious metals or stones, shell, textiles, wax, wire, wood (excluding saw and planing mills), and yarns	P	P	
B. Other Industrial Uses:			
Industrial wells	P	P	
Packaging of preprocessed and previously manufactured goods	P	P	
Printing and publishing establishments	P	P	

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Truck terminals, including transfer and temporary storage of materials and servicing of vehicles and equipment	P	P	
C. Other Permitted Uses:			
Accessory uses and structures incidental to the primary use	A	A	
Animal shelters	P		
Auto and Auto parts sales	P		
Automobile repair garage	P		Any such use shall be subject to the provisions in Section 9.02, subsection C
Beverage bottling	P		
Bus and truck storage and repair	P		
Bus terminals, garages and storage	P	P	
Car Rental Establishments	P		
Commercial bakeries	P		
Commercial Greenhouses	P		
Composting center	P	P	
Contractor’s yards	S	S	Any such use shall be subject to the provisions in Section 9.02.J
Day Care	P	P	
Dental, medical, and optical laboratories	P		
Dispatch Centers, tow service	P	P	
Electrical transformer and transmission stations	P	P	
Electrical Generating Stations		P	
Fire stations	P	P	
Fitness Centers	P	P	
Gas regulator stations	P	P	
Kennels	P		
Landscaping contractor’s operation	S	S	Any such use shall be subject to the provisions in Section 9.02.J
Lumber processing	S	S	Any such use shall be subject to the provisions in Section 9.02.J

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Mini-warehouses	S		Any such use shall be subject to the provisions in Section 9.02.H
Mobile and modular home sales and service	P		
Offices	A	A	
Off-street parking	A	A	Subject to the provisions in Article 5.00
Parking lots and parking structures	A	A	
Places of Worship	P	P	
Public utility facilities	P	P	Any such use shall be subject to the provisions in Section 9.02.K
Radio and television studios and offices, with broadcasting towers	C	C	
Radio and television studios and offices, without broadcasting towers	P	P	
Recycling center	P	P	
Repair service establishments of all types	P	P	
Research and testing laboratories	P	P	
Restaurants	P	P	
Sanitary landfills	P	P	
Signs	A	A	Subject to the provisions in Article 8.00
Solar Energy Generating Facilities	P	P	
Taxi and bus dispatch centers, not including storage or repair terminals	P		
Telephone exchange buildings, shops, and yards	P	P	
Truck and heavy equipment sales and service	P	P	
Vocational, technical and trade schools	P		
Veterinary clinics	P		Outdoor kennels are permitted as an accessory use
Warehousing	P	P	
Water and sewage treatment plants	P	P	
Wholesale and distributing establishments, distributing centers	P	P	

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Wireless communication facilities	S	S	Any such use shall be subject to the provisions in Section 3.16

Section 23.03 -- DEVELOPMENT STANDARDS

A. Site Plan Review

Site plan review and approval is required for all uses in accordance with Article 27.00.